

**CORAL GABLES  
SPECIAL MASTER HEARING  
IAN MARTINEZ  
427 BILTMORE WAY  
Planning Dept., Conference Room  
JULY 31, 2013  
9:00 A.M.**

**I. MITIGATION:**

CASE NO.: FILE NO.: OFFICER:	RESPONDENT: PROPERTY ADDRESS:	VIOLATION:	CASE HISTORY:
12988 1208571	5RM INVESTMENTS LLC 1524 Cecilia Avenue	Section 3-208 Zoning Code: Maintaining/Doing exterior construction, alterations and/or permits without necessary approval and permit(s) i.e. 6 ft. chain link fence, not allowed and requires removal.	<b>CITED: 8/12</b>  <b>O: SHEPPARD</b>  <b>BOARD'S ORDER:</b> <b>10/24/12</b> <b>A = \$108.75</b> <b>B = Guilty/Comply by</b> <b>12/23/12 or \$150 per day</b> <b>fine.</b>  <b>Compliance was achieved</b> <b>on: 1/11/13 (18 days at</b> <b>\$150 per day + \$108.75 ) =</b> <b><u>\$2,808.75.</u></b>  <b>\$100 mitigation fee paid.</b>  <b>5/29/12 – Respondent</b> <b>absent from meeting.</b>  <b>REQUESTING</b> <b>MITIGATION.</b>

12229 1007618	CHELA IVERSON 636 Malaga Avenue	Section 3-208 Zoning Code: Obtaining necessary approval, permit(s) and all required inspections from the building department i.e. Detached garage in rear of property is an “unsafe structure” – roof must be replaced, must provide all necessary permits to comply.	<b>CITED: 7/10</b>  <b>O: KATTOU</b>  <b>BOARD’S ORDER:</b> <b>10/27/10</b> <b>A = \$75.00</b> <b>B = Guilty/Comply by 1/27/11 or \$250 per day fine.</b>  <b>Compliance was achieved on: 8/22/12 (572 days at \$250 per day + \$75.00) = <u>\$143,075.00.</u></b>  <b>\$100 mitigation fee paid.</b>  <b>REQUESTING MITIGATION.</b>
12896 1201521	1401 PONCE DEVELOPMENT CORP. 145 Menores Avenue	Section 5-1901 Zoning Code: Obtaining necessary approval and permit(s) from the building department or by removing said sign(s) i.e. Installed sign without obtaining required permit (1427 Ponce de Leon Blvd – Chiropractor Dr. Alan Creed, etc.).	<b>CITED: 1/12</b>  <b>O: SPRINGMYER</b>  <b>BOARD’S ORDER:</b> <b>9/19/12</b> <b>A = \$108.75</b> <b>B = Guilty/Comply by 10/19/12 or \$250 per day fine.</b>  <b>Compliance was achieved on: 1/13/13 (85 days at \$250 per day + \$108.75 ) = <u>\$21,358.75.</u></b>  <b>\$100 mitigation fee paid.</b>  <b>REQUESTING MITIGATION.</b>

12542 1102573	HERBERT S ROGERS &W MILDRED 718 University Drive	Chapter 105 City Code: Maintaining a dwelling(s) which is not in compliance with City Code, Chapter 105, known as the Housing Standards Code i.e. House in poor condition, clean and/or paint roof & walls and cut back hedges from sidewalk.	<b>CITED: 2/14/11</b>  <b>O: CORREA</b>  <b>BOARD'S ORDER:</b> <b>7/27/11</b> <b>A = \$75.00</b> <b>B = Guilty/Comply by</b> <b>8/27/11 or \$150 per day</b> <b>fine.</b>  <b>Compliance was achieved</b> <b>on: 6/4/12 (281 days at</b> <b>\$150 per day + \$75 ) =</b> <b><u>\$42,225.00.</u></b>  <b>\$100 mitigation fee paid.</b>  <b>REQUESTING</b> <b>MITIGATION.</b>
12999 1206562	RRM PROP LTD 770 Ponce de Leon Blvd., #200	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Obtain permits (interior renovation) & legalize new floor plans, include electrical & mechanical.	<b>CITED: 06/12</b>  <b>O: BERMUDEZ</b>  <b>BOARD'S ORDER:</b> <b>10/24/12</b> <b>A = \$108.75</b> <b>B = Guilty/Comply by</b> <b>12/23/12 or \$250 per day</b> <b>fine.</b>  <b>ABATEMENT:</b> <b>1/16/13 CEB MTG:</b> <b>Granted from 12/23/12 –</b> <b>2/23/13.</b>  <b>Compliance was achieved</b> <b>on: 3/8/13 (12 days at</b> <b>\$250 per day + \$108.75 ) =</b> <b><u>\$3,108.75.</u></b>  <b>\$100 mitigation fee paid.</b>  <b>5/29/13</b> <b>Respondent was absent</b> <b>from meeting.</b>  <b>REQUESTING</b> <b>MITIGATION.</b>

13080 1301573	CHATEABLEAU INN THREE INC. 1211 E Ponce de Leon Blvd.	Section 3-208 Zoning Code: Doing interior construction, alterations and/or repairs without necessary approval and permit(s) i.e. Demo without approval and permit.	<b>CITED: 1/15/13</b>  <b>O: BERMUDEZ</b>  <b>BOARD'S ORDER:</b> <b>3/20/13</b> <b>A = \$108.75</b> <b>B = Guilty/Comply by</b> <b>3/27/13 (life safety issues)</b> <b>&amp; by 4/20/13 (other</b> <b>violations) or \$250 per</b> <b>day fine.</b>  <b>Compliance was achieved</b> <b>on: 5/14/13 (23 days at</b> <b>\$250 per day + \$108.75 ) =</b> <b><u>\$5,858.75.</u></b>  <b>\$100 mitigation fee paid.</b>  <b>REQUESTING</b> <b>MITIGATION.</b>
12076-12204 0210013	LEOPOLDO E GUZMAN & W SUSAN 809 Coral Way	Section 3-208 Zoning Code: Obtain necessary approval, permit(s) and all required inspections from the building department i.e. Cement slab without permit, pavers being laid and concrete structure demolished without permit.	<b>CITED: 2/4/10</b>  <b>O:</b> <b>DAVIDSEN/BERMUDEZ</b>  <b>BOARD'S ORDER:</b> <b>9/15/10</b> <b>A = \$75.00</b> <b>B = Guilty/Comply by</b> <b>10/15/10 or \$150 per day</b> <b>fine.</b>  <b>Compliance was achieved</b> <b>on: 4/9/13 (906 days at</b> <b>\$150 per day + \$75 ) =</b> <b><u>\$135,975.00.</u></b>  <b>\$100 mitigation fee paid.</b>  <b>REQUESTING</b> <b>MITIGATION</b>